

Board of Appeals Meeting Minutes  
Meeting held on Tuesday, April 7, 2015  
Possible Spates Property, Cooper Creek Road

Meeting was attended by Board of Appeals members Steve Baluk (chair), Lynn Bertelli (clerk), Donald Puntin, Steve Hodgins, Joe Delmolino

Also attending: Todd & Gail Briggs, Elisabeth C. Goodman (atty.), Judith and Jay Spates, Mike Shepard (atty.), Therese and Gary Egan, Ben Naylor - Engineer

Jay Spates again showed his new plan to the Board with significant reduction in floor space. Total square footage of new plan living space is 855 square feet, which is within the allowance of an increase of 50% of the existing living space.

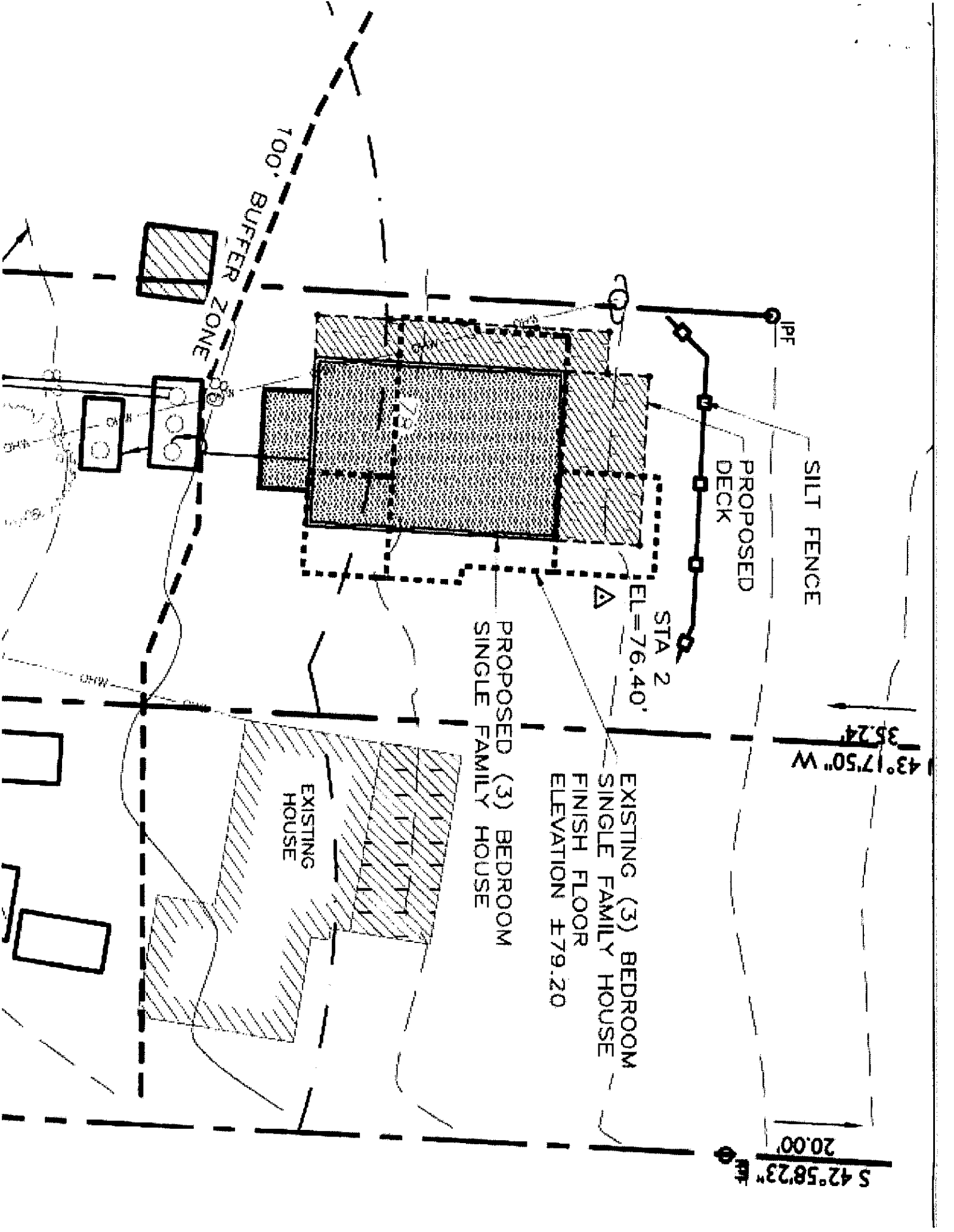
Atty. Goodman objected because she did not receive the adjusted plans ahead of time and did not have ample time to review them. There are still concerns about the setback requirements, since the existing structure is currently non conforming no one wants to see a new house be more non conforming than it already is.

There was some discussion about the proposed new house being a two story house as opposed to a one and a half story. The proposed plan now is for a 2 bedroom house, one bedroom on the first floor and an open loft space on the second floor, instead of a 3 bedroom house.

All attending agreed to meet again on Tuesday, April 21 at 7 p.m. This will give everyone time to review the proposed revised plans.

Respectfully submitted,

Lynn M. Bertelli  
Clerk for Tyringham Board of Appeals



SILT FENCE

PROPOSED DECK

STA 2

EL=76.40'

PROPOSED (3) BEDROOM SINGLE FAMILY HOUSE

EXISTING (3) BEDROOM SINGLE FAMILY HOUSE FINISH FLOOR ELEVATION ±79.20

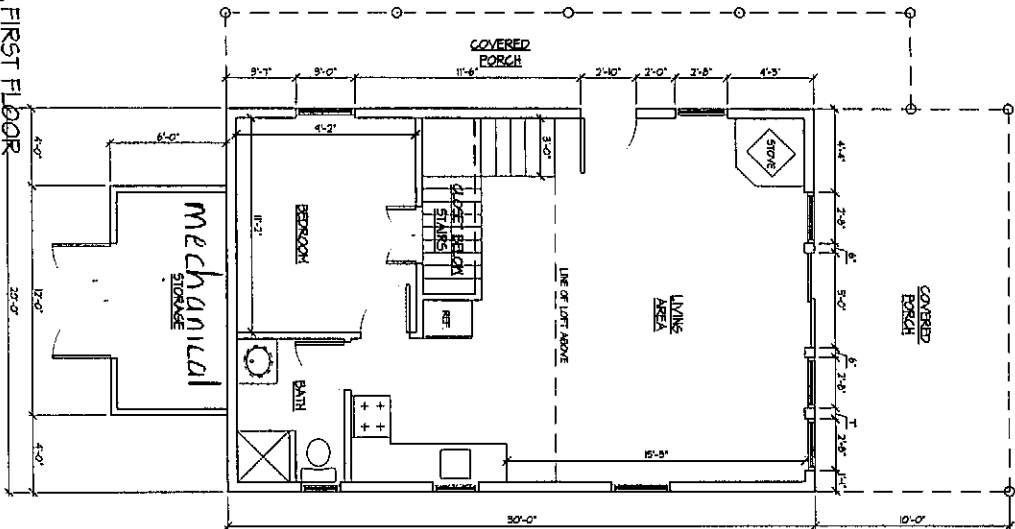
EXISTING HOUSE

100' BUFFER ZONE

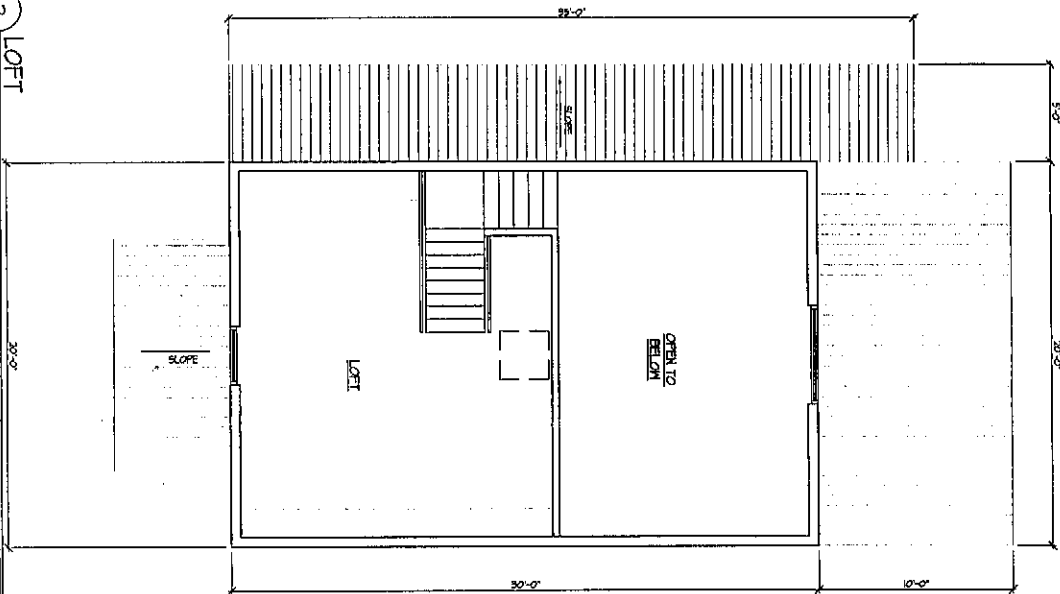
43°17'50" W  
35.24'

S 42°58'23" E  
20.00'

1 FIRST FLOOR  
SCALE 1/4" = 1'-0"



2 LOFT  
SCALE 1/4" = 1'-0"



SQUARE FOOTAGE SUMMARY			
1	FIRST FLOOR LIVING AREA -	500 SQUARE FEET	
2	SIDE COVERED BATHNAY -	175 SQUARE FEET	
3	REAR STORAGE -	13 SQUARE FEET	
4	FRONT COVERED PORCH -	200 SQUARE FEET	
5	LOFT LIVING AREA -	235 SQUARE FEET	
TOTAL LIVING AREA -		835 SQUARE FEET	
TOTAL SQUARE FOOTAGE -		1233 SQUARE FEET	

DRAWING TITLE :

SITE LOCATION :  
JOB NAME  
STREET ADDRESS  
TOWN, STATE ZIP CODE

REVISIONS:

# DATE COMMENT

1 10/01 210101000X

2 10/01 210101000X

3 10/01 210101000X

4 10/01 210101000X

5 10/01 210101000X

6 10/01 210101000X

7 10/01 210101000X

8 10/01 210101000X

9 10/01 210101000X

10 10/01 210101000X

11 10/01 210101000X

12 10/01 210101000X

13 10/01 210101000X

14 10/01 210101000X

15 10/01 210101000X

16 10/01 210101000X

17 10/01 210101000X

18 10/01 210101000X

19 10/01 210101000X

20 10/01 210101000X

21 10/01 210101000X

22 10/01 210101000X

23 10/01 210101000X

24 10/01 210101000X

25 10/01 210101000X

26 10/01 210101000X

27 10/01 210101000X

28 10/01 210101000X

29 10/01 210101000X

30 10/01 210101000X

31 10/01 210101000X

32 10/01 210101000X

33 10/01 210101000X

34 10/01 210101000X

35 10/01 210101000X

36 10/01 210101000X

37 10/01 210101000X

38 10/01 210101000X

DRAWING TITLE :

SITE LOCATION :  
JOB NAME  
STREET ADDRESS  
TOWN, STATE ZIP CODE

REVISIONS:

# DATE COMMENT

1 10/01 210101000X

2 10/01 210101000X

3 10/01 210101000X

4 10/01 210101000X

5 10/01 210101000X

6 10/01 210101000X

7 10/01 210101000X

8 10/01 210101000X

9 10/01 210101000X

10 10/01 210101000X

11 10/01 210101000X

12 10/01 210101000X

13 10/01 210101000X

14 10/01 210101000X

15 10/01 210101000X

16 10/01 210101000X

17 10/01 210101000X

18 10/01 210101000X

19 10/01 210101000X

20 10/01 210101000X

21 10/01 210101000X

22 10/01 210101000X

23 10/01 210101000X

24 10/01 210101000X

25 10/01 210101000X

26 10/01 210101000X

27 10/01 210101000X

28 10/01 210101000X

29 10/01 210101000X

30 10/01 210101000X

31 10/01 210101000X

32 10/01 210101000X

33 10/01 210101000X

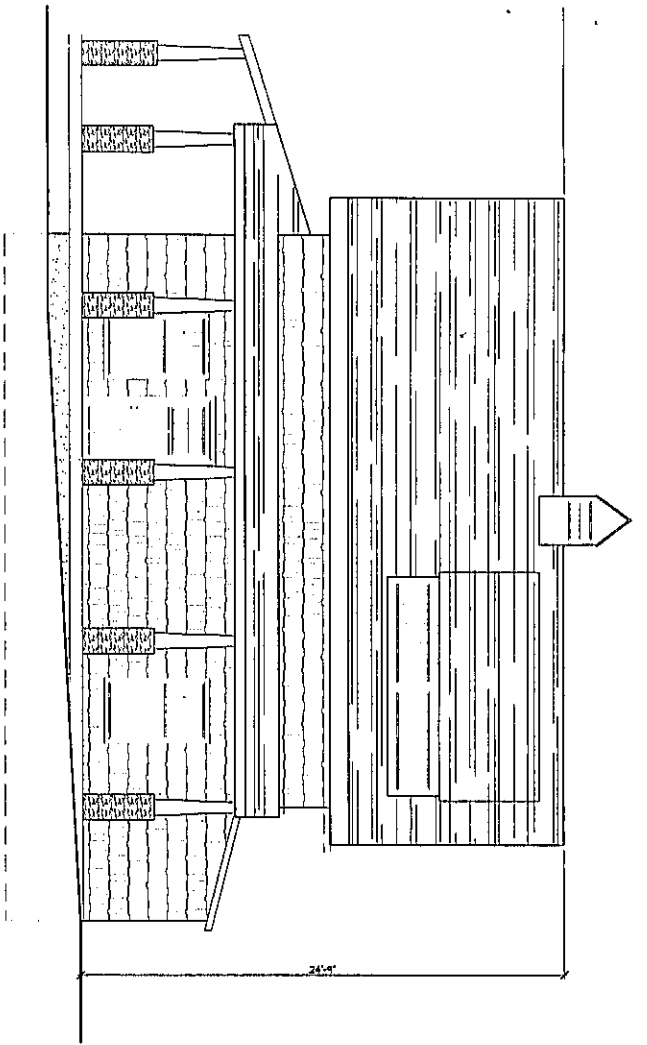
34 10/01 210101000X

35 10/01 210101000X

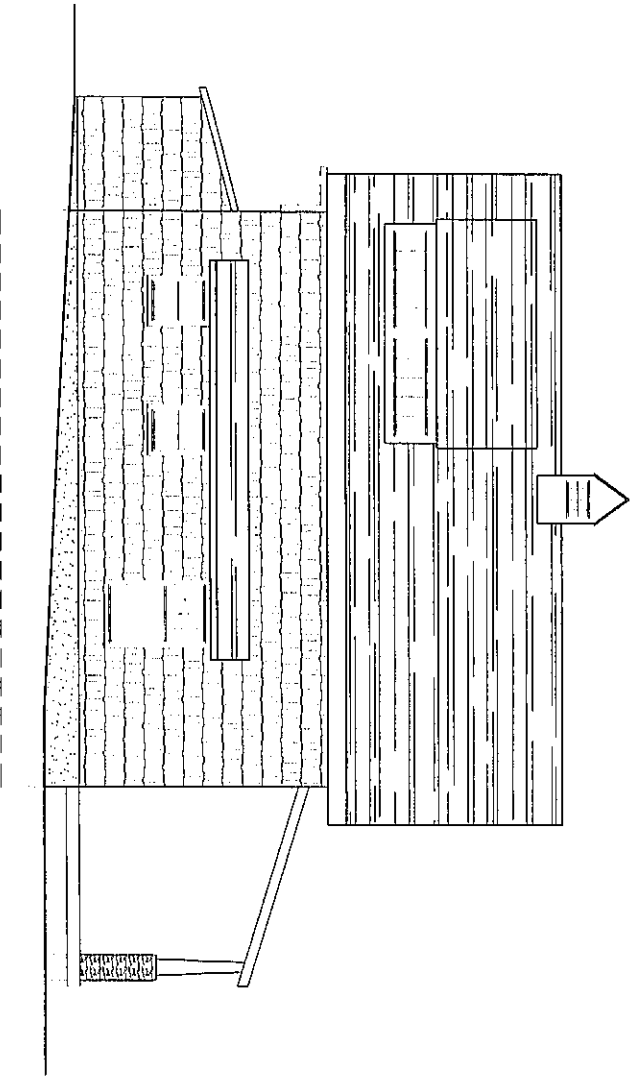
36 10/01 210101000X

37 10/01 210101000X

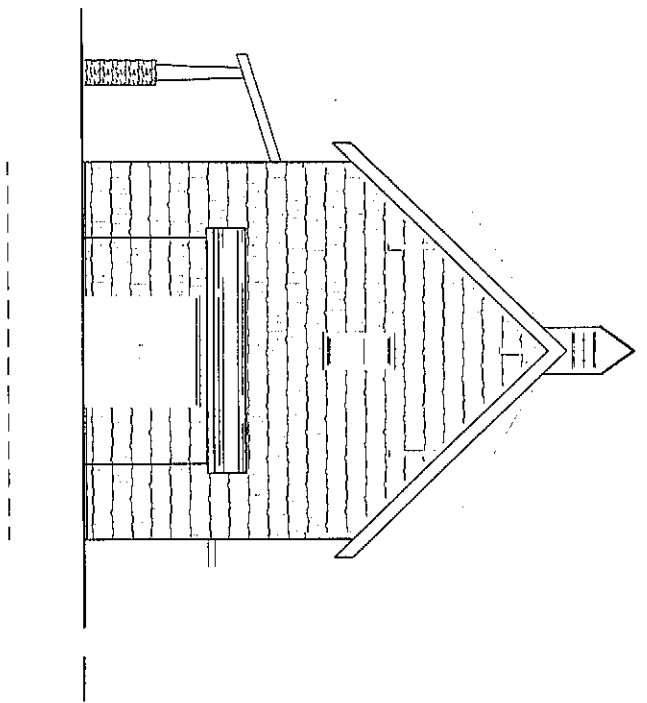
38 10/01 210101000X



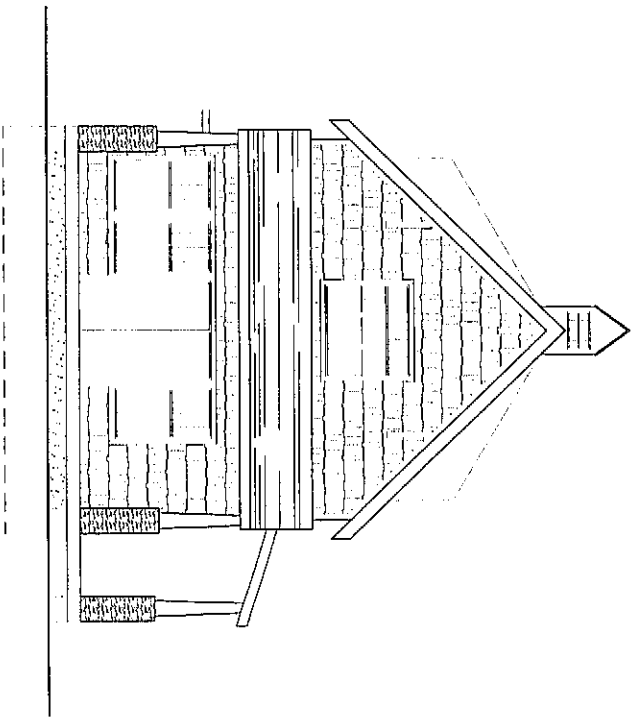
1  
ELEVATION  
SCALE 1/4" = 1'-0"



3  
ELEVATION  
SCALE 1/4" = 1'-0"



2  
ELEVATION  
SCALE 1/4" = 1'-0"



4  
ELEVATION  
SCALE 1/4" = 1'-0"